

GLOSSARY OF ACRONYMS AND DEFINITIONS



The Acronyms/Initialisms in this document are defined as follows:

ACF - Audit Certification Form
ADA - Americans with Disabilities Act
AIA - American Institute of Architects
AICPA - American Institute of Certified Public Accountants
ALCON - All Concerned
AMFI - Area Median Family Income
APR - Annual Performance Report
ASTM - American Society for Testing and Materials
BLI - Budget Line Item
BLUF - Bottom Line Up Front
CAP - Corrective Action Plan
CARF - Comprehensive Annual Financial Report
CBCOG - Coastal Bend Council of Governments
CDBG-DR - Community Development Block Grants - Disaster Recovery
CFDA - Catalog of Federal Domestic Assistance
CFR - Code of Federal Regulations
COCC - Certificate of Construction Completion
COG - Council of Government
CPA - Certified Public Accountant
CSR - Compliance Standards Review
CTCOG - Central Texas Council of Governments
CWHSSA - Contract Work Hours and Safety Standards Act
DBRA - Davis-Bacon and Related Acts
DETCOG - Deep East Texas Council of Governments
DOB - Duplication of Benefits
DOL - United States Department of Labor
DR - Disaster Recovery
DRGR - Disaster Recovery and Grant Reporting System
EEO - Equal Employment Opportunity
EPLS - Excluded Party List System
ESP - Environmental Service Provider
FEMA - Federal Emergency Management Agency
FHEO - Fair Housing and Equal Opportunity Office
FLSA - Fair Labor Standards Act
FOIA - Freedom of Information Act
FR - Federal Register
FWCR - Final Wage Compliance Report
FYSA - For Your Situational Awareness
GAS - Government Auditing Standards
GASB - Governmental Accounting Standards Board
GLO-CDR - Texas General Land Office-Community Development and Revitalization Program
HGAC - Houston Galveston Area Council
HOME - Home Investment Partnerships Program
HOPWA - Housing Opportunities for Persons with AIDS Program
HQS - Housing Quality Standards
HUB - Historically Underutilized Business

HUD – United States Department of Housing and Urban Development
IEM – Innovative Emergency Management Inc
IFB - Invitation for Bids
LMA – LMI Area Benefit
IRS - Internal Revenue Service
LMH – LMI Housing
LMI – Low- to Moderate-Income
LRGVDC – Lower Rio Grande Valley Development Council
LSO - Labor Standards Officer
LURA – Land Use Restriction Agreement
MOD – Regional Methods of Distribution
MBE - Minority Business Enterprise
NOFA - Notice of Funding Availability
NDR – National Disaster Resilience
OMB - Federal Office of Management and Budget
OSHA - Occupational Safety and Health Administration
PCA – Property Condition Assessment
PCR - Project Completion Report
PDF – Adobe Portable Document File Format
PHA – Public Housing Authority
PIA – Public Information Act
QA/QC - Quality Assurance/Quality Control
RESPA - Real Estate Settlement Procedures Act
RFP - Request for Proposal
RFQ - Request for Qualifications
SAS - Single Audit Supplemental Report
SBA - Small Business Administration
SBE - Small Business Enterprise
SCADA - Supervisory Control and Data Acquisition
SETRPC – South East Texas Regional Planning Commission
SFA – Stephen F. Austin Building
SFHA – Special Flood Housing Area
TDLR - Texas Department of Licensing and Regulation
TSP – Tenant Selection Policy
UGMS - Uniform Grant Management Standards
UPCS – Uniform Physical Conditions Standards
UN – Urgent Need
URA - Uniform Relocation Assistance
USC – United States Code
WAC – Workforce Advisory Committee
WBE - Women's Business Enterprise

Definitions

Acquisition – Acquisition of Real Property at 100 percent post-disaster fair market value (FMV) of the land and structures that allows subrecipients to acquire real property for any public purpose, as set forth in 24 CFR 570.201(a). Acquisition-only is typically not considered a complete activity in the program and may be combined with another eligible activity (i.e., relocation assistance and new construction of housing). Methods of acquisition include purchase, long-term lease (15+ years), donation or otherwise (CPD-17-09). The subrecipients have the flexibility to hold any property purchased through acquisition as undeveloped green space in perpetuity or to redevelop it in a resilient manner.

Aggregate Cost – Total cost of the project including GLO-CDR funds and all other funding sources.

Adjusted Gross Income (AGI) – AGI is an individual's total gross income minus specific deductions. The GLO-CDR Adjusted Gross Income Methodology may be found at: <http://recovery.texas.gov/>.

Affirmative Fair Housing Marketing Plan (AFHMP) - A document used to help subrecipients and vendors to offer equal housing opportunities regardless of race, color, national origin, religion, sex, familial status, or disability https://www.hud.gov/program_offices/administration/hudclips/handbooks/fheo/80251. 1 (24 CFR Part 200,

Subpart M). Implementing Affirmative Fair Housing Marketing Requirements Handbook (8025.1) can be obtained from HUD's website.

Affirmatively Furthering Fair Housing (AFFH) - AFFH is a legal requirement that federal agencies and federal grantees further the purposes of the Fair Housing Act. HUD's AFFH rule provides an effective planning approach to aid program participants in taking meaningful actions to overcome historic patterns of segregation, promote fair housing choice, and foster inclusive communities that are free from discrimination. The HUD AFFH assessment tool and final rule can be found here: https://www.huduser.gov/portal/affht_pt.html.

Affordability Period - The period of time during which a property must comply with CDBG-DR program rules and regulations, including primary residency, income, and rent restrictions as applicable.

Allowed Costs - Allowed costs are questioned costs that are allowed when the state accepts the costs as a proper charge to a grant award.

Alternative Entitlement Grants - Other Community Development Block Grant programs that provide communities with resources to address a wide range of unique community development needs.

Analysis of Impediments - An assessment of how laws, government policies, real estate practices and local conditions affect the location, availability and accessibility of housing. The analysis of their impact on housing choice can highlight areas where corrective actions might broaden the housing options of persons protected by fair housing laws.

Annual State CDBG Program - Direct allocation of CDBG funds to the State of Texas for use in non-entitlement communities statewide. The State of Texas' annual CDBG program is administered by the Texas Department of Agriculture.

Applicant/Homeowner/Renter/Survivor - (Used interchangeably) Individuals whose homes or housing units were destroyed, made uninhabitable, needed repairs, or who suffered disaster-related displacement from their primary residences and/or loss of property.

Area Median Income (AMI) - Calculated annual limits based on HUD-estimated median family income with adjustments based on family size used for demonstrating LMI beneficiaries in the programs. May also be referred to Area Median Family Income (AMFI) in other program documents.

Beneficiary - The recipient deriving advantage from CDBG-DR funding.

Builder Assignments: A qualified pool of builders developed by subrecipients or the GLO. They must also meet state and federal procurement requirements and possess controls that will ensure quality construction that meets the standards of the CDBG-DR Housing Program.

Builder/Contractor - (Used interchangeably) A person who contracts to construct or repair houses or buildings and/or supervises building operations.

Buyout - Purchase of an eligible property at the fair market value of the land and structures with the intent to reduce risk from future flooding or to reduce risk from future hazard. Buyouts are properties within defined Disaster Reduction Risk Areas (DRRA), determined in consultation with county and local governments such as areas within the 100-year floodplain and/or in the highest risk areas as defined by FEMA flood map "V Zone." The property acquired will be dedicated and maintained in perpetuity for a use that is compatible with open space, recreational use, or floodplain and wetlands management practices. Buyout-only is typically not considered a complete activity in the program and may be combined with another eligible activity (i.e., relocation assistance).

CDBG-DR - In response to Presidentially declared disasters, Congress may appropriate additional funding for the Community Development Block Grant (CDBG) Program as Disaster Recovery grants to rebuild the affected areas and provide crucial seed money to start the recovery process. Since CDBG Disaster Recovery (CDBG-DR) assistance may fund a broad range of recovery activities, HUD can help communities and neighborhoods that otherwise might not recover due to limited resources.

Code of Federal Regulations (CFR) - The codification of the general and permanent rules published in the Federal Register by the executive departments and agencies of the federal government. It is divided into 50 titles that represent broad areas subject of federal regulations. Each volume of the CFR is updated once each calendar year and is issued on a quarterly basis.

Coastal Barrier Resource Zones - A protected coastal area such as ocean-front land in an effort to protect the barrier system and prevent future damage.

Council of Government (COG) - Texas has 24 designated regional councils of governments (i.e. state planning regions). The regional councils of governments join local governments, as well as state, federal, and private partners to provide cost-effective, better planned, and more accountable public services in each region of Texas.

Component Purchase – Purchases of the component parts of an item that in normal purchasing practices would be purchases in one purchase.

Contract Amendment - A modification to the terms of the contract agreed upon by one or all parties to the contract.

Damage Assessment - An inspection of the housing unit to document damage from the event. The assessment by a certified or licensed inspector (HQS, TREC, or similar license) is required to specifically and clearly document storm-related property damage via photographic evidence and detailed narratives (see the GLO's Damage Assessment Guidelines, found at: <http://recovery.texas.gov/>). Damage assessments must include final cost of repair estimates according to local code, an assessment of the cost-effectiveness of each recommended activity (rehabilitation, reconstruction, or new construction), mold remediation, and assistance needed to bring the home up to code at completion.

Davis-Bacon Labor Standards - All laborers and mechanics employed by contractors or subcontractors in the performance of construction work financed in whole or in part with assistance received under this chapter shall be paid wages at rates not less than those prevailing on similar construction in the locality as determined by the Secretary of Labor in accordance with the Davis-Bacon Act, as amended. This applies to the rehabilitation and reconstruction of residential property only if such property contains not less than eight units.

Demolition – Clearance and proper disposal of dilapidated buildings and improvements.

Disallowed Costs – Disallowed costs are charges to grants that the GLO-CDR determines to be unallowable in accordance with federal regulations, state program rules, and/or provisions of the contract with the GLO-CDR Program.

Disaster Recovery Grant Reporting System (DRGR) - DRGR is a web-based system that is maintained by the HUD Office of Community Planning and Development. DRGR is used by the states to manage and report on grant, grantee and disaster information.

Duplication of Benefits - The Robert T. Stafford Disaster Assistance and Emergency Relief Act (Stafford Act) prohibits any person, business concern, or other entity from receiving financial assistance from CDBG-DR funding with respect to any part of a loss resulting from a major disaster as to which he/she has already received financial assistance under any other program or from insurance or any other source.

Elevation Standards - Standards that apply to new construction, repair of substantial damage, or substantial improvement of structures located in an area delineated as a flood hazard area or equivalent in FEMA's data source identified in 24 CFR 55.2(b)(1).

Entitlement Communities - Central cities of Metropolitan Statistical Areas (MSAs) with populations of at least 50,000; and qualified urban counties with a population of 200,000 or more (excluding the populations of entitlement communities) that receive an annual allocation of CDBG-DR funds directly from HUD under the CDBG-DR Entitlement Program.

Environmental Review - All qualified projects must undergo an environmental review process. This process ensures that the activities comply with National Environmental Policy Act (NEPA) and other applicable state and federal laws.

Emergency Support Functions (ESF) - Coordinated by FEMA; under the National Response Framework (NRF), federal departments and agencies and the American Red Cross are grouped by capabilities and types of expertise, into Emergency Support Functions (ESF) to provide the planning, support, resources, program implementation, and emergency management services that are most likely to be needed during a disaster.

Emergency Support Function #14 (ESF-14) - Long-term Community Recovery (LTCR): One of the 15 emergency support functions under the National Response Framework (NRF). Responsible for providing interagency coordination and technical assistance support to states and local communities in long-term recovery efforts following large-scale disasters.

Event - The Presidentially declared disaster events.

Family - The term family means all persons living together in the same housing unit, as further defined under 24 CFR 570.3.

Fair Housing Act - Prohibits discrimination in the sale, rental and financing of dwellings based on race, color, religion, sex, national origin, disability, or on familial status (presence of child under age of 18, and pregnant women).

Federal Emergency Management Agency (FEMA)-Designated High-Risk Area - Areas designated by FEMA as vulnerable to significant wind and/or storm surge damage and areas located in 100-year flood zones. These areas will be identified during the environmental review process for each participating jurisdiction.

Federal Register (FR) - A daily publication of the U.S. federal government that issues proposed and final administrative regulations of federal agencies.

Federal Emergency Management Agency (FEMA) - Agency of the U.S. government tasked with disaster mitigation, preparedness, response, short-term housing, and recovery planning.

Flood Disaster Protection Act of 1973 and Sec. 582(a) of the National Flood Insurance Reform Act of 1994 - Compliance with the legal requirements of Section 582(a) mandates that HUD flood disaster assistance that is made available in Special Flood Hazard Areas (SFHAs) may not be used to make a payment (including any loan assistance payment) to a person for repair, replacement or restoration for flood damage to any personal, residential or commercial property if: (1) the person had previously received federal flood disaster assistance conditioned on obtaining and maintaining flood insurance; and (2) that person failed to obtain and maintain flood insurance as required under applicable federal law on such property.

Flood Hazard Area - Areas designated by FEMA as having risk of flooding.

Flood Insurance - The Flood Disaster Protection Act of 1973 (42 U.S.C. 4012a) requires that projects receiving federal assistance and located in an area identified by FEMA as being within a Special Flood Hazard Areas (SFHA) be covered by flood insurance under the National Flood Insurance Program (NFIP). In order to be able to purchase flood insurance, the community must be participating in the NFIP. If the community is not participating in the NFIP, federal assistance cannot be used in those areas.

Floodplain - FEMA designates floodplains as geographic zones subject to varying levels of flood risk. Each zone reflects the severity or type of potential flooding in the area.

- “100-year floodplain” — the geographical area defined by FEMA as having a one percent chance of being inundated by a flooding event in any given year.
- “500-year floodplain” — the geographical area defined by FEMA as having a 0.2 percent change of being inundated by a flooding event in any given year.

Floodway - The floodway includes the channel of a river or other watercourse as well as the adjacent land areas that must be kept clear to discharge flood waters. Because the floodway is the effective part of the floodplain conveying the water, floodways are the most dangerous part of the floodplain. HUD relies on the Federal Emergency Management Agency (FEMA)’s Flood Insurance Rate Maps (FIRMs) to define the horizontal limits of the floodway.

General Land Office (GLO) - The Texas General Land Office is the lead state agency for managing the state's Community Development Block Grant - Disaster Recovery funds from the U.S. Department of Housing and Urban Development.

Grant Administrator – A grant administrator is responsible for assessing grant applications, disbursing grant monies, and overseeing their proper and legal use.

Grant Agreement - A funding agreement detailing eligible program costs and project-specific award agreements between HUD and the GLO, including regulatory provisions, certifications, and requirements.

Grantee – An eligible community (entitlement or non-entitlement) or entity that is approved to receive and/or administer an allocation of CDBG-DR funds.

Green Building Standards - All rehabilitation (meets the definition of substantial improvement), reconstruction, or new construction must meet an industry-recognized standard that has achieved certification under at least one of the following programs: (1) ENERGY STAR (Certified Homes or Multifamily High-Rise), (2) EPA Indoor Air Plus (Energy

Star a prerequisite), (3) LEED (New Construction, Homes, Midrise, Existing Buildings Operations and Maintenance, or Neighborhood Development), or (4) ICC-700 National Green Building Standard.

Home/Housing Unit - (used interchangeably) a house, apartment, group of rooms, or single room occupied or intended for occupancy as separate living quarters.

Homebuyer Assistance Activity – The utilization of CDBG-DR funding to rehabilitate or reconstruct damaged homes for the applicant to remain in the original home at the original home site. The home to be assisted must have been owner-occupied at the time of the event.

Household - A household is defined as all persons occupying the same housing unit, regardless of their relationship to each other. The occupants could consist of a single family, two or more families living together, or any other group of related or unrelated persons who share living arrangements. For housing activities, the test of meeting the LMI National Objective is based on the LMI of the household.

Housing - Housing activities may include single family home repair, reconstruction, new construction, demolition, acquisition, and code enforcement or rental activities.

Housing and Community Development Act of 1974, as amended by the Supplemental Appropriations Act of 1984 - Established the program of Community Development Block Grants to finance the acquisition and rehabilitation of real property and which defined the recipients and uses of such grants, with the primary goal of benefitting LMI persons.

Housing and Urban Development Act of 1968, Section 3: Requires program administrators ensure that training, employment, and other economic opportunities generated by HUD financial assistance shall be directed to the greatest extent feasible and consistent with existing federal, state, and local laws and regulations, to low- and very low-income persons. Recipients of Section 3-covered funding ensure compliance and the compliance of their contractors/subcontractors with the Section 3 requirements, as outlined in 24 CFR 135.32.

Housing Incentives - Incentive payments are generally offered in addition to other programs (e.g., buyout) or funding (such as insurance) to encourage households to relocate in a suitable housing development or an area promoted by the community's comprehensive recovery plan. The housing incentive may be offered to improve a residential structure that upon completion will be occupied by a low- to moderate-income household. An incentive may be offered in addition to a buyout payment for households that volunteer to relocate outside of the floodplain or to a lower-risk area. A buyout incentive is not available for properties that served as second homes at the time of the disaster or following the disaster.

Housing Quality Standards (HQS) - The HQS establish certain minimum standards for buildings constructed under HUD housing programs. This includes new single-family homes and multifamily housing as outlined in 24 CFR 982.401.

U.S. Department of Housing and Urban Development (HUD) - Established the regulations and requirements for the CDBG-DR program and has oversight responsibilities for the use of CDBG-DR funds.

Job – Project as defined by the engineering plans and specifications.

Letter of Acceptance - A document to be executed by the grantee, an engineering service provider and the grantee's construction contractor indicating acceptance, substantial completion, and start of warranty period for each construction project as built.

Low- to Moderate-Buyout (LMB) National Objectives - LMB is used for a buyout award to acquire housing owned by a qualifying LMI household, where the award amount (including optional relocation assistance) is greater than the post-disaster (current) fair market value of that property.

Low- to Moderate-Housing (LMH) National Objective - Any activity that involves the buyout, acquisition, or rehabilitation of property to provide housing or improve permanent residential structures will upon completion benefit and must be occupied by low- and moderate-income households (42 U.S.C. 5305(c)(3)). Income eligibility will be determined using Area Median Income (AMI), adjusted for family size and verified in accordance with GLO's Adjusted Gross Income Methodology. The most current income limits, published annually by HUD, shall be used by the subrecipient or the state to verify the income eligibility of each household applying for assistance at the time assistance is provided.

Low- to Moderate-Housing Incentive (LMHI) National Objectives - LMHI benefits are used for a housing incentive award, tied to the voluntary buyout or other voluntary acquisition of housing owned by a qualifying LMI household, for the purpose of moving outside of the affected floodplain or to a lower-risk area; or when the housing incentive is for the purpose of providing or improving residential structures that, upon completion, will be occupied by an LMI household.

Low- and Moderate-Income (LMI) - Family or household earning less than 80% of the area median family income. The area median family income can be based on a metropolitan statistical area or a non-metropolitan county median family income figure.

Low-to Moderate-Income National Objective - Activities which benefit persons of income that does not exceed 80 percent of the area median income:

- Very low: Household's annual income is up to 30 percent of AMI, as determined by HUD, adjusted for family size;
- Low: Household's annual income is between 31 percent and 50 percent of AMI, as determined by HUD, adjusted for family size; and
- Moderate: Household's annual income is between 51 percent and 80 percent of AMI, as determined by HUD, adjusted for family size.

Manufactured Housing Unit (MHU) - A structure, transportable in one or more sections which in the traveling mode is 8 body-feet or more in width, or 40 body-feet or more in length, or when erected on site, is at least 320 square feet, and which is built on a permanent chassis and is designed to be used as a dwelling with or without a permanent foundation when connected to the required utilities, and includes the plumbing, heating, air-conditioning, and electrical systems contained therein.

Method of Distribution (MOD) - A description of the process used in determining the distribution of funds between activities to ensure that the needs to principal recovery activities have been fully considered.

Mitigation - Improvements made to reduce the possibility of property damage, personal and commercial hardship, as well as long lasting monetary burdens. For example, creating a flood mitigation program such as an acquisition of at-risk flood-prone property/housing, and elevation of housing in high-risk floodplains are two visible and effective mitigation projects that can be taken to make residents and communities safer in the face of natural disasters.

Modular Housing - A home built in sections in a factory to meet state, local, or regional building codes. Once assembled, the modular unit becomes permanently fixed to one site.

Multifamily Rental - Eight or more rental units in the property.

Needs Assessment - A needs assessment is a critical component in the allocation of funding across and within National Objectives for CDBG-DR funds. A given needs assessment will recommend the proportions of funding that should be set aside to benefit each LMI and non-LMI economic group. The needs assessment will determine the activities to be offered, the demographics to receive concentrated attention, the disabled, special needs, vulnerable populations, and target areas to be served. The needs assessment will also include an assessment of the types of public services activities that may be needed to complement the program. The needs assessment should set goals within the income brackets similar to the housing damage sustained within the impacted areas. Deviations from goals must be approved by the GLO before the program may move forward. The GLO will work with subrecipients and COGs to develop regional local needs assessments. Each needs assessment will be posted for a 30-day public comment period and approved by the GLO before implementation.

New Construction - A replacement home that substantially exceeds the original footprint on the existing lot (if permitted) or the construction of a new home in a new location.

Non-Entitlement Communities - Small, rural cities with populations generally less than 50,000, and counties that have a non-metropolitan population under 200,000 and are not eligible for direct funding from HUD. Non-entitlement communities apply for CDBG-DR funds from the state CDBG-DR program.

Non-Entitlement Grants - Federal funding to help states and units of local government in non-entitled areas meet their housing and community development needs. Community Development Block Grants carry out a wide range of community development activities directed toward neighborhood revitalization, economic development, and improved community facilities and services.

Non-Housing – Non-Housing activities include infrastructure repairs, equipment acquisition and installation, as well as economic development.

One-for-One Replacement - Subpart B Requirements Under Section 104(d) of the Housing and Community Development Act of 1974, 24 CFR 42.375 provides for public and/or assisted lower-income dwelling units to be demolished or converted to a use be replaced with comparable lower-income dwelling units.

Overall Benefit - The state must certify that, in the aggregate, not less than 70 percent of the CDBG-DR funds received by the state during a period specified by the state will be used for activities that benefit LMI households.

Program - The GLO's plan, process, and procedures to assist communities and distribute CDBG-DR funds to rebuild disaster affected areas and provide a broad range of housing recovery activities as provided in the GLO's approved Action Plan and subsequent amendments.

Program Design – The selection and development of programs and activities based on a needs assessment. The Program Design must include the type of housing activities that will be offered by the subrecipient or the state; how the program will be marketed; how Fair Housing Objectives will be achieved, as described in the AFHMP; and how funding will be prioritized as determined through a needs assessment.

Program Income - Net income derived from the sale of program assets that exceeds \$35,000 in the aggregate, in a single fiscal year, received by the subrecipient and directly generated from the use of housing CDBG-DR funds.

Questioned Costs – Questioned costs are costs challenged in an audit report, review of an audit report or monitoring report. Questioned costs often arise from audit or monitoring findings or concerns.

Recipient – Any entity that receives or administers any hurricane recovery funds.

Reconstruction – Demolition and rebuilding of a stick-built or modular housing unit on the same lot in substantially the same footprint and manner. This activity also includes replacing an existing substandard manufactured housing unit (MHU) with a new or standard MHU or stick-built/modular housing unit. The number of units on the lot may not increase, and the total square footage of the original, principal residence structure to be reconstructed may not be substantially exceeded; however, the number of rooms in a unit may be increased or decreased based on the applicant's current household size.

Rehabilitation – Repair or the restoration of housing units in the hurricane impacted areas to applicable construction codes and standards.

Reimbursement Program - Program designed for eligible applicants who have used non-disaster relief funds for completed reconstruction, rehabilitation, elevation, and/or mitigation on single family homes prior to the date of application to a disaster relief program. Reimbursement for costs after application are ineligible.

Rental Activity – Acquisition, rehabilitation, or construction of affordable rental housing resulting in structures where at least 51 percent of units are occupied by LMI persons. Income and rent restrictions apply to the rental units to be built or assisted.

Separate Purchases – Purchases, made separately, of items that in normal purchasing practices would be purchased in one purchase.

Sequential Purchases – Purchases, made over a period, of items that in normal purchasing practices would be purchased in one purchase.

Single Family Home - A single-unit family residence detached or attached to other housing structures.

Single Family Rental – Seven or fewer rental units under common ownership. Units may be on contiguous or scattered lots. Davis-Bacon wage requirements apply to construction on CDBG-funded rental housing with eight or more rental units in the same property (not necessarily the same building) which are commonly-owned and operated as one rental, cooperative or condominium project.

Slum and Blight National Objective – Activities which help to eliminate slums and blighted conditions. It must be justified in the application for funding and the restrictions of its use will be expressly detailed in the contract between GLO-CDR and the subrecipient. Slum and Blight activities must meet the criteria of one of the three following categories:

- Prevent or eliminate slums and blight on an area basis;
- Prevent or eliminate slum and blight on a spot basis; or
- Be in an urban renewal area.

Subrecipient - Cities, counties, Indian tribes, local governmental agencies (including COGs), private non-profits (including faith-based organizations), or a for-profit entity authorized under 24 CFR 570.201(o). The definition of subrecipient does not include procured vendors, private grant administrators, or contractors providing supplies, equipment, construction, or services and may be further restricted by program rules or other guidance including applications. See vendor definition for further clarification.

Subrogation Agreement - An agreement executed by the beneficiary agreeing to repay any duplicative assistance if the beneficiary later receives other disaster assistance for the same purpose as disaster recovery funds already received.

Substantial Damage - Damage of any origin sustained by a structure whereby the cost of restoring the structure to its pre-damaged condition would equal or exceed 50 percent of the market value of the structure before the damage occurred (44 CFR 59.1).

Substantial Improvement - Any reconstruction, rehabilitation, addition, or other improvement of a structure which the cost equals or exceeds 50 percent of the fair market value of the structure before the "start of construction" of the improvement. This term includes structures which have incurred "substantial damage," regardless of the actual repair work performed. The term does not, however, include either: (1) any project for improvement of a structure to correct existing violations of state or local health, sanitary, or safety code specifications which have been identified by the local code enforcement official and which are the minimum necessary to assure safe living conditions, or (2) any alteration of a "historic structure," provided that the alteration will not preclude the structure's continued designation as a "historic structure" (44 CFR 59.1).

Texas Integrated Grant Reporting (TIGR) - TIGR is the GLO system of record for all CDBG-DR grant management and reporting.

Uniform Relocation Assistance and Real Property Acquisitions Policies Act of 1970, as amended (Title 49 CFR Part 24) (42 U.S.C. 4601 et seq.) (URA) - Applies to all acquisitions of real property or displacements of persons resulting from federal or federally assisted program or projects. URA's objective is to provide uniform, fair, and equitable treatment of persons whose real property is acquired or who are displaced in connection with federally funded projects. For the purposes of these guidelines, URA mostly applies to residential displacements in involuntary (49 CFR Subpart B) acquisition or multifamily damaged/occupied activities that require the relocation of the tenants. A displaced person is eligible to receive a rental assistance payment that is calculated to cover a period of 42 months, as waived by the FR.

Unsecured Forgivable Promissory Note - If the applicant qualifies for disaster recovery assistance and has been awarded funding, there are conditions placed on the applicant receiving the assistance. The conditions are outlined in an Unsecured Forgivable Promissory Note (the Note) between the assisted beneficiary and the subrecipient or the state that requires applicants to comply with several terms during a set affordability period. Once the homeowner complies with all the terms of the Note and the affordability period ends, the terms are forgiven.

Urgent Need National Objective - An urgent need that exists because conditions pose serious and immediate threat to the health or welfare of the community; the existing conditions are recent or recently became urgent; and the subrecipient cannot finance the activities on its own because other funding sources are not available. Subrecipients or the state must document how each program and/or activity funded under this category responds to a disaster-related impact. See 24 CFR 570.208(c).

United States Code (U.S.C.) - A compilation and codification of the general and permanent federal law of the United States.

Vendor - Vendors and private grant administrators procured by the state or subrecipients to provide supplies, equipment, or services necessary to implement the program and to serve homeowner assistance needs. Upon approval, the vendor may implement the program or act on behalf of the GLO or the subrecipient.